



Enquiries: R Mphahlele

Tel: 023 346 8000

Fax: 044 873 2199

E-mail: rmphahlele@bocma.co.za

REFERENCE: 4/10/2/K60E/MATJIESFONTEIN 304/91, KEURBOOMSTRAND

Date: 07/06/2023

Eco Route Environmental Consultancy
PO Box 1252
SEDGEFIELD
6573

Good day

RE: BASIC ASSESSMENT APPLICATION FOR THE PROPOSED DEVELOPMENT OF A SUSTAINABLE MIDDLE-INCOME RESIDENTIAL DEVELOPMENT ON PORTION 91 OF FARM MATJESFONTEIN 304, PLETTENBERG BAY

The Breede Gouritz Catchment Management Agency (BGCMA) has reviewed the Basic Assessment Report (BAR) for the above-referenced development and its comments are as follows:

1. As per the BAR, the development is planned for ± 73 group housing stands with average erf sizes of $\pm 375\text{m}^2$, open spaces, landscaping and associated roads, stormwater, water, and sewer infrastructure. The development will be connected to existing municipal sewer and water systems, which were evaluated to have capacity availability sufficient to service the development. Further, it is noted that the stormwater will be managed through stormwater management plans, sustainable drainage systems, and retention ponds.
2. According to the Freshwater Compliance Statement (hereinafter FCS), dated July 2022 complied by Dr. Jackie Dabrowski of Confluent Environmental (Pty) Ltd; the development will occur within the regulated area of two watercourses (spring and a dam). This constitutes water use in terms of sections 21 (c) & (i) of the National Water Act 36 of 1998 (NWA) for which a water use authorization is required in terms of section 22 of NWA prior activities commence.
3. Contrary to the above, FCS determined that section 21 (c) & (i) water uses will not be triggered if a 10 m buffer is implemented around the spring and dam. However, according to the General Authorisation, Notice No. 509, issued in terms of section 39 of NWA on 26 August 2016 (GN509), an activity does not trigger sections 21 (c) & (i) if it takes place beyond whichever is the greatest between a delineated riparian habitat and a 1:100 flood line, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam. In the absence of a delineated 1:100 flood line or riparian habitat, which is the case with this development, section 21 (c) and/or (i) will be triggered if the activity occurs within 100 m of a watercourse. Sections 21 (c) & (i) water use activities refer to the impeding or diverting of the flow of water in a watercourse or altering the bed, banks, course, or characteristics of a watercourse respectively.

RE: BASIC ASSESSMENT APPLICATION FOR THE PROPOSED DEVELOPMENT OF A SUSTAINABLE MIDDLE-INCOME RESIDENTIAL DEVELOPMENT ON PORTION 91 OF FARM MATJESFONTEIN 304, PLETTENBERG BAY

4. The FSC mentioned that water from the spring is stored in a dam. These constitute water use activities in terms of sections 21 (a) & (b) of NWA. In light of this, proof of authorization for the said water used must be provided to this office within five days of receipt of this letter. Failure to do so will result in the matter being referred to the Compliance Monitoring and Enforcement unit for further investigation.
5. The FSC recommended that “ no stormwater should be put into the dam mentioned above as the water is of high quality”. However, it is understood the same dam will be used as a stormwater retention pond in terms of the Stormwater Management Plan (SMP) contained in the Engineering report dated April 2023 by Poise Consulting Engineers. If this is true, the SMP must be reviewed to exclude the dam as a stormwater retention pond. The reviewed SMP must be submitted to this office for review and approval.
6. A letter from the municipality confirming that the Ganse Vallei wastewater treatment plant has sufficient capacity to receive sewer flow from this development must be provided to this office prior to the commencement of construction works.
7. The onus remains with the property owner to adhere to the above-mentioned relevant NWA provisions. Further, this office reserves the right to amend and revise its comments as well as to request any further information should it be necessary to do so.

Yours faithfully,

pp RM Mphahlele

**pp MR. JAN \ AN STADEN
CHIEF EXECUTIVE OFFICER (ACTING)**



From: jackie@confluent.co.za
Sent: Thursday, 11 January 2024 14:18
To: sonia@confluent.co.za
Subject: FW: Pre-Application Water Use Enquiry has been submitted to the department (WU34534)

From: Ewulaas_Do_Not_Reply@dws.gov.za <Ewulaas_Do_Not_Reply@dws.gov.za>
Sent: Thursday, January 11, 2024 2:13 PM
To: jackie@confluent.co.za
Subject: Pre-Application Water Use Enquiry has been submitted to the department (WU34534)

Dear Dr Jackie Dabrowski (Consultant),

A request for consultation for the following Pre-Application Water Use Enquiry has been submitted to the department :

Matjesfontein (WU34534)

Your request for consultation was submitted to :

Name : Mr C. Abrahams (WUL Manager/WUAAAC Chairperson)
e-Mail : cabrahams@bocma.co.za
Tel : 0233468031

[Click Here to access the Application](#)

Kind Regards,

e-WULAAS on Behalf of **Department of Water and Sanitation**

Private Bag X313, Pretoria, 0001
Sedibeng Building, 185 Francis Baard Street, Pretoria, 0001
Tel: (012) 336 7500
Fax: (012) 323-4472
Website: www.dws.gov.za
Email: E-WULAASCalls@dws.gov.za



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Private Bag X3055, WORCESTER, 6850, Street Address Corner Mountain Mill Drive & East Lake Way, WORCESTER, 6850,
www.dws.gov.za

Enquiries: Ms RM Mphahlele
Telephone: 023 346 8068
Ref. No: WU34534

Mr. SA Roux
Familie Roux Eiendomme (Pty) Ltd
215 Soutpansweg
Pretoria
0084

Dear Mr. SA Roux,

ACKNOWLEDGEMENT OF YOUR INTENT TO APPLY FOR A WATER USE LICENCE IN TERMS OF SECTION 40 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998), Portion 91 of Land Parcel 304 of the Major Region KNYSNA (Portion 91 (a portion of portion 14) of the farm Matjes Fontein no. 304), Matjesfontein

The Department of Water and Sanitation hereby acknowledges receipt of your pre-application information and intent to apply for a water use licence that was received on **11 Jan 2024**. The department has conducted preliminary assessment and a site visit dated 19/03/2024. In order for the Department to process your application the following additional information is requested;

Technical Documentation
Integrated Water Use Licence Application Summary Report
Aquatic assessment report
Wetland Assessment Report
Rehabilitation Plan
Master layout plan: Overlay the spatial data of aquatic features and their associated regulated zones onto the planned site layout.
Topographical Map (1:50 000)
Civil designs
Construction method statement
Stormwater Management Plan
Integrated Water and Waste Management Plan (IWWMP)
Report on process generatig wastewater
Report on Wastewater quality (solute load, seasonal changes etc)
Contingency plan for failures and malfunctions of the wastewater treatment, storage and irrigation system
Monitoring programme(s)

Environmental Impact Assessment (EIA)
Environmental Management Plan Report
Geohydrological Report
Public participation process report including 60 days advert notice

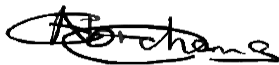
Failure to submit the required information within 2 years of receipt of this letter may lead to the closure of your intent for a water use licence.

Should you wish to make any further enquiries in this regard please do not hesitate to contact Ms RM Mphahlele at telephone number above.

Yours faithfully,

Recommend

Comments:



I, Mr Carlo Abrahams (WUL Manager/WUAAAC Chairperson) herewith electronically sign this document.

Serial Number : 5178466100279260865

WUL Manager

Date: Oct 25 2024 2:20PM

From: Sonia Jordaan <sonia@confluent.co.za>
Sent: Tuesday, 27 May 2025 14:22
To: 'peterb@poisedesign.co.za'; 'sroux@worldonline.co.za'
Cc: Jackie Dabrowski; janet@ecoroute.co.za; joclyn@ecoroute.co.za
Subject: FW: FAMILIE ROUX EIENDOMME (PTY) LTD MATJESFONTEIN (WU34534)

Good afternoon Peter,

Please find email response from Zimu, the BOCMA engineer, who is one of the assessors of this WUL application.

Can you please provide a response/your thoughts on the below email?

He addressed Jackie, but an engineering input would be best. We will get in contact with him and the team with your response.

Thank you,
Sonia

Sonia Jordaan
Water Use Assessment Practitioner

7 St. Johns Street
Dormehls Drift,
George, 6529

+27 62 743 2416
sonia@confluent.co.za
www.confluent.co.za

From: Mkhanyiseni Zimu <mzimu@bocma.co.za>
Sent: Tuesday, 27 May, 2025 11:52 AM
To: Jackie Dabrowski <jackie@confluent.co.za>; Sonia Jordaan <sonia@confluent.co.za>
Cc: Rabokale Mphahlele <rmphahlele@bocma.co.za>; John Sibanyoni <jsibanyoni@bocma.co.za>
Subject: FAMILIE ROUX EIENDOMME (PTY) LTD MATJESFONTEIN (WU34534)

Dear Jackie,

We are finalising technical assessment of this application and we had an internal discussion today regarding the proposed effluent handling. The concerns is with the small storage (60kl) provided as temporary storage of the effluent and the subsequent proposed release into the stormwater pond system should Irrigation not be possible.

We consider the plan under 5.4.2 Plant Effluent of the 'Contingency plan for failures and malfunctions of the wastewater treatment, storage and irrigation system' to be insufficient should pollution be detected in the monitoring plan. In our discussion it was unclear if the direct release of the effluent into the pods will cause pollution, however we agreed it was still a risk.

We therefore propose that an additional contingency measure be included as a condition in the licence. That "Should pollution be detected, temporary storage of the effluent should be increased to store excess effluent and the release of the effluent into the stormwater pond system be stopped" This to allow for a more permanent plan for effluent storage to be implemented, such as lining one of the stormwater ponds.

Please let us know your thoughts on this proposal.

Kind regards
Zimu

Lizemarie

From: sonia@confluent.co.za
Sent: Wednesday, March 5, 2025 11:06 AM
To: sroux@worldonline.co.za
Cc: janet@ecoroute.co.za; jackie@confluent.co.za; 'Lizemarie'; peterb@poisedesign.co.za; joclyn@ecoroute.co.za
Subject: FW: Proof of Receipt of your Technical Report (WU34534)
Attachments: Phase3SummaryReportWU34534.pdf

Good day Stephen,

Please find the summary report for the WULA attached with the below email as confirmation from DWS that the application was submitted for assessment.

Thanks all for your inputs to the many documents I sent with questions, especially for the public participation comments received, which had a lot of responses needed.

Kind regards,
Sonia

From: Ewulaas_Do_Not_Reply@dws.gov.za <Ewulaas_Do_Not_Reply@dws.gov.za>
Sent: Wednesday, 05 March 2025 09:51
To: jackie@confluent.co.za
Subject: Proof of Receipt of your Technical Report (WU34534)

PROOF OF RECEIPT OF YOUR TECHNICAL REPORT TO SUPPORT YOUR WATER USE LICENCE APPLICATION IN TERMS OF SECTION 40 OF THE NATIONAL WATER ACT, 1998 (ACT 36 OF 1998), Breede-Olifants - Worcester.

Matjesfontein
Ref No: WU34534

The Department of Water and Sanitation hereby acknowledges receipt of your technical reports that support your water use licence application that is received on **11 Jan 2024**.

A formal letter will be sent to you in no later than **5 days** of receipt of this letter to either accept or reject your application with reasons.

[Click Here to access the Application](#)

Kind Regards,

e-WULAAS on Behalf of **Department of Water and Sanitation**

Private Bag X313, Pretoria, 0001
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